

HA-1835
Between 1923 & 1926
Bel Air
Private

The Ripkin House, 321 E. Broadway, faces north on a shady lot in Ingleside in a block of 1920s houses of varied styles. Built in 1926, it is a 3 bay, 2 story yellow clapboard house with a gable roof, a 3 window shed dormer in front, and a hip-roofed front porch carried on 4 slender wooden columns. Its 6/1 double-hung sash windows are flanked by blue shutters.

The early 1920s saw three new additions to the Town of Bel Air: Fulford Park (1922), Ingleside (1923), and Kenmore (1924). In each case the lots were sold at auction. Ingleside was subdivided by J. Edwin Webster and named for his home to the north. Built in 1926, the Ripkin House is a delicate version of a favorite Bel Air style of vernacular gable-roofed house. There are a number of similar homes around Town built before and after World War I. The house was probably built by Harry Orsburn, a local contractor, who sold it to the McComas Brothers. The McComas Brothers were proprietors of the lumber yard on N. Main St. near the now demolished train station [HA-1443, HA-1444].

HA-1835
Ripkin House
Bel Air, Harford Co.

FRAMEWORK FOR IDENTIFYING COMPREHENSIVE PLAN DATA

HISTORIC CONTEXT:

MARYLAND COMPREHENSIVE HISTORIC PRESERVATION PLAN DATA

Geographic Organization:

3. Piedmont

Chronological/Developmental Period:

 x 11. Industrial/Urban Dominance 1870-1930

 12. Modern Period 1930 - present

Prehistoric/Historic Period Theme:

2. Architecture, Landscape Architecture, and Community
Planning

Resource Type:

Category: Architecture

Historic Environment: Urban

Historic Function and Use: Private Residence

Known Design Source: unknown

MARYLAND HISTORICAL TRUST
STATE HISTORIC SITES INVENTORY FORM

Survey No. HA-1835

Magi No.

DOE ☐ yes ☐ no

1. Name (indicate preferred name)

historic Ripkin House

and/or common

2. Location

street & number 321 E. Broadway n/a not for publication

city, town Bel Air _____ vicinity of _____ congressional district 3rd

state MD _____ county Harford

3. Classification

Category	Ownership	Status	Present Use	
<input type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture	<input type="checkbox"/> museum
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input type="checkbox"/> commercial	<input type="checkbox"/> park
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational	<input checked="" type="checkbox"/> private residence
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment	<input type="checkbox"/> religious
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input type="checkbox"/> yes: restricted	<input type="checkbox"/> government	<input type="checkbox"/> scientific
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial	<input type="checkbox"/> transportation
	<input checked="" type="checkbox"/> not applicable	<input checked="" type="checkbox"/> no	<input type="checkbox"/> military	<input type="checkbox"/> other:

4. Owner of Property (give names and mailing addresses of all owners)

name Steven Chizmar and Karen Supik

street & number 321 E. Broadway telephone no.: 838-1394

city, town Bel Air _____ state and zip code MD 21014

5. Location of Legal Description

courthouse, registry of deeds, etc. Harford County Courthouse liber 1190

street & number _____ folio 231

city, town Bel Air _____ state MD

6. Representation in Existing Historical Surveys

title

date _____ federal _____ state _____ county _____ local

depository for survey records

city, town _____ state

7. Description

Survey No. HA-1835

Condition

☒ excellent
☐ good
☐ fair

☐ deteriorated
☐ ruins
☐ unexposed

Check one

☐ unaltered
☒ altered

Check one

☒ original site
☐ moved date of move _____

Prepare both a summary paragraph and a general description of the resource and its various elements as it exists today.

Contributing resource count: one

The Ripkin House, 321 E. Broadway, faces north on a shady lot in Ingleside in a block of 1920s houses of varied styles. Built in 1926, it is a 3 bay, 2 story yellow clapboard house with a gable roof, a 3 window shed dormer in front, and a hip-roofed front porch carried on 4 slender wooden columns. Its 6/1 double-hung sash windows are flanked by blue shutters. It is a delicate version of a favorite vernacular style built around Town in numbers both before and after World War I.

Fenestration is regular on the facade and west elevations. On the east elevation, window placement is irregular, a result of interior requirements. The first story shows a 4 pane window to the north, by the staircase, and a pair of windows to the south, lighting the kitchen. The two second story windows are shifted to the north. The window in the middle of the gable shows the shift below. The rear (south) elevation shows a gabled addition at right angles to the plane of the house and projecting to the east. It has a window (east) and door (west) more or less centered. In the west bay is an atrium door leading to the dining room. The deck has been removed, and the owners await the arrival of contractors to build another addition.

Entry is in the east bay of the facade, through the original door with panels down and 6 panes above, now painted a warm red-brown. It leads directly to the living room. Across from the door is the open-run dog-leg staircase. To the west of the stairs is a short hall (recent) leading to the kitchen. Beside that is the fireplace, not quite centered between that hall and the wide dining room door. It was originally the white brick style so popular in the 1920s. It is now marble, with a reeded mahogany mantel with a plain center built by Mr. Chizmar. The small dining room is to the rear, occupying the southwest corner of the first floor. The wall between the dining room and the kitchen (to the east) has been removed and the kitchen renovated and somewhat enlarged at the expense of the dining room. A pantry, laundry room, and full bath occupy the addition to the east. There is no molding surrounding openings on the first floor.

Upstairs are 3 bedrooms. The bathroom has been renovated using Victorian tongue and groove wainscoting and Victorian woodwork with carved corner blocks. The clawfoot tub is original. A new balustrade has been installed upstairs. The second floor woodwork is plain.

Flooring is pine. It has been stripped and finished in its natural color.

8. Significance

Survey No. HA-1435

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400–1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500–1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600–1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/
<input type="checkbox"/> 1700–1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input type="checkbox"/> 1800–1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1900–	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)

Specific dates betw. 1923 & 1926 Builder/Architect Harry Orsburn

check: Applicable Criteria: ☐ A ☐ B ☒ C ☐ D
and/or

Applicable Exception: ☐ A ☐ B ☐ C ☐ D ☐ E ☐ F ☐ G

Level of Significance: ☐ national ☐ state ☒ local

Prepare both a summary paragraph of significance and a general statement of history and support.

The early 1920s saw three new additions to the Town of Bel Air: Fulford Park (1922), Ingleside (1923), and Kenmore (1924). In each case the lots were sold at auction. Ingleside was subdivided by J. Edwin Webster and named for his home to the north. Built in 1926, the Ripkin House is a delicate version of a favorite Bel Air style of vernacular gable-roofed house. There are a number of similar homes around Town built before and after World War I. The house was probably built by Harry Orsburn, a local contractor, who sold it to the McComas Brothers. The McComas Brothers were proprietors of the lumber yard on N. Main St. near the now demolished train station [HA-1443, HA-1444].

The McComases held it as a rental. In the division of property after the death of the men, Mary B. McComas, widow of Emory McComas, acquired the property (1941). She sold it to William and Shirley Ripkin in 1958. Mr. Ripkin is the uncle of Oriole baseball player Cal Ripkin. The current owners are Steven Chizmar and Karen Supik.

The house was in deplorable condition when the current owners acquired it. They have spent a great deal of time bringing it to its current prime condition, and in the process, they have made a number of changes. They cut a hall through to the kitchen between the staircase and fireplace in the living room. They altered the white brick fireplace, giving it a marble hearth and a reeded mahogany mantel (made by Mr. Chizmar). To do this, they narrowed the dining room door a foot. They took out the wall between the dining room and the kitchen, in the process enlarging the kitchen. They added the extension behind the kitchen, a deck in back, and an atrium door leading to the deck from the dining room. The deck has been removed, and they await the arrival of their contractor to build a 2 story addition to the rear. Upstairs, they "Victorianized" the bathroom, giving it tongue and groove wainscoting and woodwork with carved corner blocks. They also enlarged the bath room at the expense of a closet. The clawfoot tub remains. Floors and woodwork have been refinished. All in all, the house has had a face-lifting of major proportions, and more is to come.

9. Major Bibliographical References

Survey No. MA-1835

Harford County Land Records.
Site visit, 24 May 1993,

10. Geographical Data

Acreage of nominated property _____

Quadrangle name Bel AirQuadrangle scale 1:24,000

UTM References do NOT complete UTM references

A

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Zone Easting Northing

B

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Zone Easting Northing

C

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D

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E

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F

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G

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H

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Verbal boundary description and justification

Parcel 392 in the Town of Bel Air, 60' (Broadway) x 223'.

List all states and counties for properties overlapping state or county boundaries

state	code	county	code
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state	code	county	code
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11. Form Prepared By

name/title Dr. Marilyn M. Lareworganization _____ date 7-9-93street & number RD 1 Box 219 New Park Rd. telephone 717-993-3557city or town New Park state PA 17352

The Maryland Historic Sites Inventory was officially created by an Act of the Maryland Legislature to be found in the Annotated Code of Maryland, Article 41, Section 181 KA, 1974 supplement.

The survey and inventory are being prepared for information and record purposes only and do not constitute any infringement of individual property rights.

return to: Maryland Historical Trust
Shaw House
21 State Circle
Annapolis, Maryland 21401
(301) 269-2438

CRW 10/1/93 10:00 AM
10/1/93 10:00 AM
10/1/93 10:00 AM
10/1/93 10:00 AM
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10/1/93 10:00 AM

HA-1835
Ripkin House
321 East Broadway
Bel Air, MD 21014

owners: Steven T. Chizmar and Karen P. Supik

1190/231 31 May 1983
Edward C. Wilson, substitute trustee, Charles W. Heaps,
Jr., Patricia Jean Muller-Thym, and Charles W. Heaps
to
Steven T. Chizmar and Karen P. Supik
Wilson replaced Frank Day et al as trustees in the
foreclosure of Ralph Sears's \$33,000 mortgage
[1030/65], dated 3 June 1977. He sold the property to
Charles Heaps et al for \$40,500, and they sold it to
Chizmar and Supik for \$45,000.

1030/63 3 June 1977
William H. Cox, Jr., and B. Paige Cox, wife
to
Ralph E. Sears and Penelope

896/154 28 April 1972
William K. Ripken and Shirley C.
to
William H. Cox, Jr., and B. Paige Cox, wife

896/151 12 April 1972
Zero Inc.
to
William K. Ripken and Shirley
This straw deed results from the grand resurvey of the
block. The new property description is: part of lot
20, all of 21 and 22, part of lot 23, 65 and 66, all of
67 and parts of 68 and 68, block B, Ingleside.

896/141 12 April 1972
The Ripkins, the Chilcoats, Sara Broumel, and Flossie
Wallis
to
Zero Inc.
Owners of 315, 321, 327, and 333 East Broadway convey
their property and receive it back with the resurveyed
boundaries.

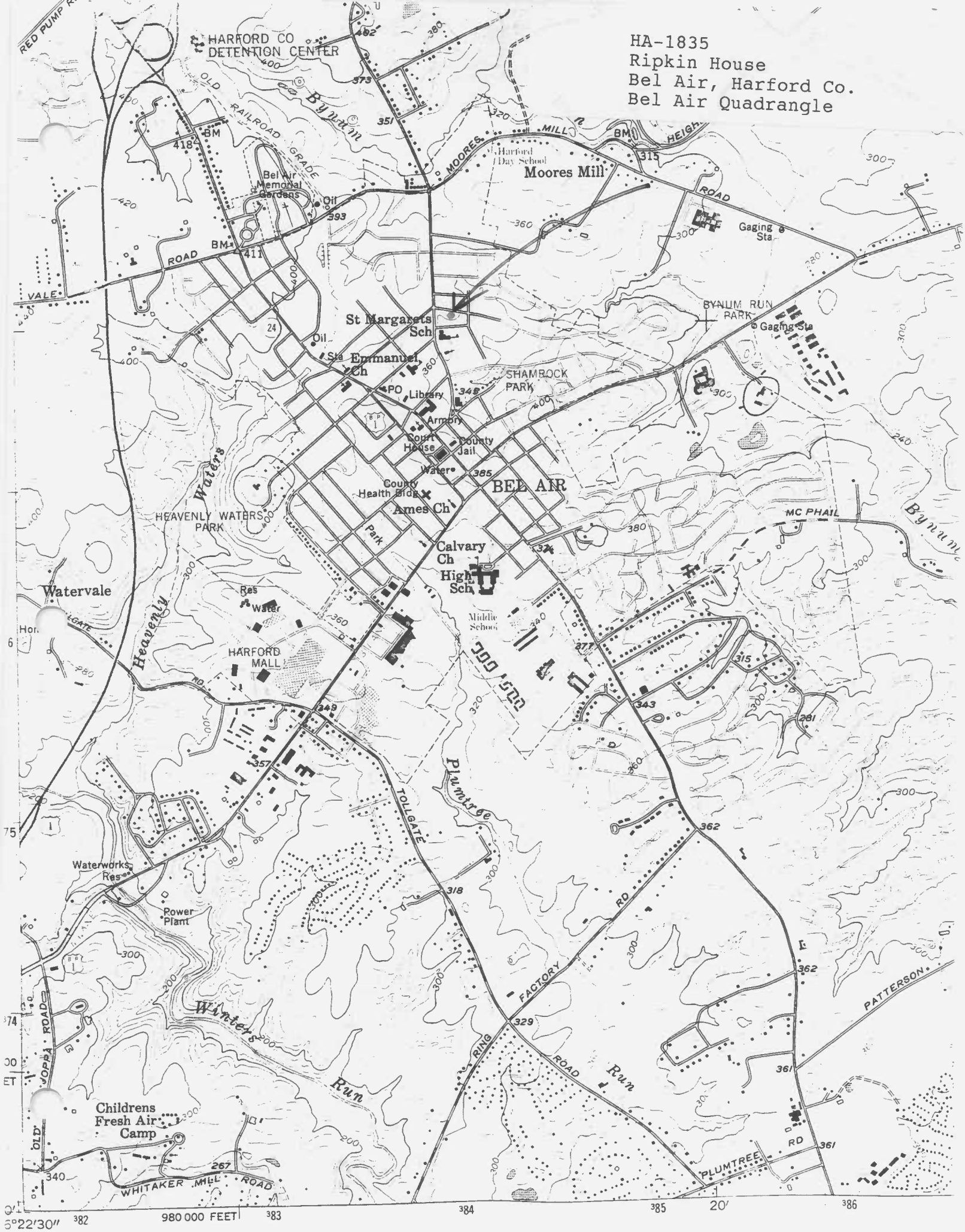
499/472 10 March 1958
Mary B. McComas
to
William K. Ripken and Shirley
lots 20-22 and 66-68, block B, Ingleside

265/205 10 April 1941
Mary B. McComas, trustee
to
self
Mrs. McComas was trustee for the sale of real estate in
an equity suit to divide the property of M. Stanley and
Emory McComas, trading as McComas Brothers. Both men
were dead. Mary was the widow of Emory. This property
is parcel 8 in the deed.

201/285 4 Oct 1926
Harry W. Orsburn and Fern
to
M. Stanley and Emory A. McComas

181/490 12 May 1923
J. Edwin Webster and Dora
to
Harry W. Orsburn and Fern
Webster subdivided Ingleside in 1923.

HA-1835
Ripkin House
Bel Air, Harford Co.
Bel Air Quadrangle





321 E. BROADWAY
BEL AIR



1-2-43
7-7-43
- 5 - 1943
10-1-43

SH20
F-1
1-1-43

321 W. BROADWAY
BEL AIR